

Budget Worksheet

Property = Parkside Place, Book = Cash, Start Month = 01/2025, Duration = 12 months

PARKSIDE PLACE, LLC													
Account	January	February	March	April	May	June	July	August	September	October	November	December	Row
Name													Total
GPR Income													
36 1 Bed @ \$1,025/unit	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	36,900.00	442,800.00
Commercial - 201, 202	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	3,803.00	45,636.00
CAM	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	786.19	9,434.28
Net Income	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	41,489.19	497,870.28
Less Apartment Vacancies	6,150.00	3,075.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	19,475.00
Less Incentives	770.00	1,795.00	1,795.00	1,675.00	650.00	250.00	150.00	50.00	50.00	0.00	0.00	0.00	7,185.00
	34,569.19	36,619.19	38,669.19	38,789.19	39,814.19	40,214.19	40,314.19	40,414.19	40,414.19	40,464.19	40,464.19	40,464.19	471,210.28
Other Income													
Non-refundable Pet Fees	0.00	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	112.50	1,237.50
NSF Fees	0.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	198.00
Re-Rental Charges	0.00	0.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	1,800.00
Other Income	0.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	275.00
Net of Other Income	0.00	155.50	335.50	335.50	335.50	335.50	335.50	335.50	335.50	335.50	335.50	335.50	3,510.50
Total Income	34,569.19	36,774.69	39,004.69	39,124.69	40,149.69	40,549.69	40,649.69	40,749.69	40,749.69	40,799.69	40,799.69	40,799.69	474,720.78
Expenses													
Maintenance Expenses													
Maintenance Staff Costs	500.00	300.00	300.00	300.00	350.00	350.00	350.00	350.00	350.00	350.00	300.00	300.00	4,100.00
Caretaker/Resident Manager	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Repairs / Maintenance	550.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	550.00	550.00	7,050.00
Janitorial	525.00	525.00	525.00	1,200.00	525.00	525.00	525.00	525.00	550.00	550.00	550.00	550.00	7,075.00
Carpet Cleaning	120.00	120.00	120.00	1,100.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	2,420.00
Painting / Decorating	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
Plumbing	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Electrical / Fire Protection	50.00	575.00	1,050.00	50.00	50.00	50.00	550.00	50.00	50.00	50.00	25.00	250.00	2,800.00
HVAC	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Elevator	25.00	25.00	480.00	25.00	25.00	480.00	25.00	25.00	480.00	25.00	25.00	480.00	2,120.00
Flooring	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Appliances/Laundry	100.00	100.00	100.00	100.00	750.00	750.00	750.00	750.00	100.00	100.00	100.00	100.00	3,800.00
Extermination	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Snow Removal	250.00	250.00	185.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.00	250.00	1,120.00
Less Resident Chargebacks	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Maintenance Expenses	3,205.00	3,580.00	4,445.00	4,460.00	3,505.00	3,960.00	4,005.00	3,505.00	3,335.00	2,880.00	2,940.00	3,685.00	37,505.00
Admin/Utility Expenses													
Offsite office rent	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	1,312.50	15,750.00
Offsite office utilities	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Offsite office equipment/supplies	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	95.50	1,146.00
Advertising / Marketing	345.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	345.00	4,140.00
Lease Commissions	200.00	600.00	400.00	200.00	200.00	400.00	400.00	200.00	200.00	200.00	200.00	200.00	3,400.00
Professional Fees	0.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	120.00	520.00
Bank Fees/ACH Fees	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	420.00
Internet & Telephone Costs/Service	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	285.00	3,420.00
Property Management: 5% Collected	1,728.46	1,838.73	1,950.23	1,956.23	2,007.48	2,027.48	2,037.48	2,037.48	2,039.98	2,039.98	2,039.98	2,039.98	23,736.04
Real Estate Taxes/Escrow	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	3,950.00	47,400.00
CAM Reimburse	-29.21	-89.60	-137.18	-30.69	-18.31	-11.65	-53.69	-12.48	-29.55	-29.76	-51.40	-90.54	-584.07
Property Insurance	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,870.00	1,870.00	1,870.00	1,870.00	21,080.00
Electricity - Apts	600.00	400.00	130.00	100.00	100.00	50.00	50.00	50.00	50.00	100.00	100.00	150.00	1,880.00
Electricity - Building	700.00	750.00	800.00	700.00	500.00	400.00	400.00	400.00	400.00	400.00	500.00	600.00	6,550.00
Natural Gas - Building	250.00	250.00	250.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	250.00	2,600.00
Water & Sewer	1,565.00	1,565.00	1,565.00	1,565.00	1,565.00	1,565.00	1,565.00	1,565.00	1,565.00	1,580.00	1,580.00	1,580.00	18,825.00
Garbage Removal	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	215.00	215.00	215.00	215.00	2,540.00
Total Admin & Utility Exp.	13,072.25	13,412.13	13,056.05	12,788.54	12,652.18	12,728.84	12,691.79	12,538.00	12,695.94	12,763.23	12,841.58	13,082.45	154,322.97
Total Operating Expenses	16,277.25	16,992.13	17,501.05	17,248.54	16,157.18	16,688.84	16,696.79	16,043.00	16,030.94	15,643.23	15,781.58	16,767.45	191,827.97
Net Operating Income	18,291.94	19,782.56	21,503.64	21,876.15	23,992.51	23,860.85	23,952.90	24,706.69	24,718.75	25,156.46	25,018.11	24,032.24	282,892.81
Other Expenses													
US Court Trustee 0.4%	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	165.96	1,991.48
Contingencies	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	1,475.00	17,700.00
Misc. PM Fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Misc. Professional Fees	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Manager Oversight \$45/unit	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	1,755.00	21,060.00
Reserves Escrow/Usage	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Total Other Expenses	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	4,245.96	50,951.48
Total Monthly Expenses	20,523.20	21,238.09	21,747.01	21,494.50	20,403.13	20,934.79	20,942.75	20,288.96	20,276.89	19,889.18	20,027.54	21,013.40	242,779.45
Net Cash Flow	14,045.99	15,536.60	17,257.68	17,630.19	19,746.56	19,614.90	19,706.94	20,460.73	20,472.80	20,910.51	20,772.15	19,786.29	231,941.33